



**BRAMSHALL MEADOWS**  
**PHASE 1C RESERVED MATTERS**  
**SUBMISSION AT LAND TO THE WEST OF**  
**UTTOXTER**  
**PLANNING STATEMENT**  
**ON BEHALF OF**  
**BELLWAY HOMES (WEST MIDLANDS)**

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# QUALITY MANAGEMENT

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# 1 INTRODUCTION

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## 1.1 The Proposal

1.1.1 This Planning Statement has been prepared to accompany the submission of a phase of Reserved Matters pursuant to Outline Consent P/2013/00882, for consideration by East Staffordshire Borough Council on behalf of Bellway Homes West Midlands.

1.1.2 The application seeks approval of Reserved Matters for further residential development at the Bramshall Meadows site, delivering Phase 1C of the proposed development comprising 119 dwellings. The reserved matters to be agreed relate to the appearance of dwellings, their location and scale as well as the landscaping treatment of this site phase.

## 1.2 Planning Position

1.2.1 Outline planning permission P/2013/00882 was approved for a mixed-use development on land to the west of Uttoxeter for a scheme of 700 dwellings and 10ha of employment land. The outline application was accompanied by a Master Plan, Parameters Plan and Design & Access Statement but only the site location plan was an approved document.

1.2.2 The outline scheme was permitted by the Planning Committee in March 2014, although the final decision notice was not issued until November 2015 upon completion of the Section 106 Agreement. The Section 106 Agreement provides inter alia for the following :-

- The provision of 38 No. affordable dwellings during Phase 1 of the development (out of a total of 250 No. dwellings)
- Landscaping as per the requirements of the Local Plan policies
- A contribution of £300,000 towards indoor sports upon the occupation of the 300th dwelling.
- 2 ha of sports pitches on site or a contribution of £50,000 per ha towards off-site sports provision.
- The provision of a bus service upon the occupation of the 250th dwelling.
- Traffic calming measures in Bramshall before the first occupation of any dwelling.
- The setting up of a management scheme to maintain the open space.
- A contribution of £45,000 towards refuse and recycling.

1.2.3 The S106 and Planning Conditions imposed on the permission require the delivery of site infrastructure such as the central spine road and landscaping through a cohesive phasing program. The highway related conditions attached to the outline permission provided that the road through the site was to function as a link road between the northern and southern accesses (New Road and Bramshall Road). As such, condition 28 requires that *“no more than 501 dwellings shall be commenced until a road linking the northern and southern accesses has been provided.”*

1.2.4 Whilst Condition 22 of the outline approval required a movement framework along the street layout with character measures included to slow the speeds of vehicles along the link road to 20 mph. In terms of proposed off-site works, condition 27 provides a trigger that before 300 dwellings are

occupied that improvement works need to be undertaken to the Silver Street/Dove Bank/Church Street junction in Uttoxeter. To date a number of applications have been made providing details of the development to be constructed within phase 1 of the scheme, as detailed below. These proposals have incorporated the main spine road through the first phases, as well as the necessary drainage requirements.

- Application ref: **P/2014/00667** - Formation of new access road and other associated services off Bramshall Road to serve new residential development. Approved in July 2014.
- Application ref: **P/2014/00883** - Full planning permission granted for the erection of 58 No. dwellings along with new pumping station, temporary service road and surface water retention basin. Approved in November 2015.
- Application ref: **P/2016/00164** - In April 2016, an application was approved for the discharge of conditions 5, 21 and 22 of the outline planning permission ref: P/2013/00882. Condition 5 relates to the phasing of the scheme - including development composition and indicative timings - and conditions 21 and 22 relates to the route alignment of the link road and the movement framework/parking strategy respectively.
- Application ref: **P/2016/00226** – In November 2016, reserved matters for phase 1B were determined. The application was originally submitted proposing a scheme for 166 No. dwellings but was amended to a scheme for 40 No. dwellings alongside details of the required link road to the northernmost extent of the Phase 1 lands and the identification of drainage infrastructure.
- Application ref: **P/2016/01040** - Application for non-material amendment in relation to minor changes to the facades of the dwellings on Phase 1a (on Plots 39-43, 46-48, 51, 54 and 56-58). Received delegated approval in August 2016.
- A recent proposal **P/2017/00303** - Development of Phase 1 resulting to non-material amendments to permission P/2014/00883 has been registered to substitute garage and parking arrangements and remain undetermined.

## 2 APPLICATION SITE

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### 2.1 Site Context

2.1.1 The development site extends to approximately 2.8 hectares in size and is laid to pasture with boundary hedgerows and trees. The land has an undulating form that rises northwards from Bramshall Road before falling gently towards an existing watercourse running south-west to north-east through the site to its eastern boundary. Beyond the north-eastern corner of the application site, on the other side of the approved attenuation pod are rear gardens relating to dwellings at Nos. 30-44 (odds) Milverton Drive, which are positioned at a slightly higher level. To the north-west corner of the site, is farmland relating to Moss Beds Farm, whilst small grazing paddocks exist to the east and to the north is remaining undeveloped agricultural land that have permission for residential development.

2.1.2 The context of the site is informed by its access off Bramshall Road, where there are a number of early to mid-twentieth century buildings sited along its length, constructed from traditional materials. Other buildings in the locality are characterised by typical estate house designs of the post-war period. To the south of the site, the initial phases of the outline consent have been consented, incorporating a contemporary design theme and styling that flows through the development. Through the granting of these previous reserved matters submission, the Local Planning Authority has established that more contemporary features are appropriate at this location; whilst the general arrangement of the residential layouts off a single link road is acceptable.

### 2.2 Site Assessment

2.2.1 The principle of residential development of the site has been established with the approval of the outline planning permission in 2015. The application site does not include phases 1A or 1B as these have already been granted consent, and does not include the central spine road or drainage attenuation pond either. Furthermore, areas of public open space are also excluded from the site extent for this reason. The delivery of the Spine Road and related avenue tree planting by St Modwen Developments is not included within the site proposals, but are illustrated to demonstrate how the proposed dwellings will relate to its layout; as well as the relationship to the earlier approved phases 1A and 1B. The remaining area of Phase 1 to the north-west of the site is intended to be utilised for social infrastructure, with a feature frontage alongside the spine road. Again, some illustration of how such frontage features could be proposed through tree planting is shown on the submitted plans.

2.2.2 These earlier phases of reserved matters layout also incorporate character areas that are dependent upon the relating street hierarchy and relationship to the edge of settlement or countryside beyond.

2.2.3 Through the consideration of application **P/2016/00226** a similar scale of development across the application site was considered by the Council, before the scale of development was reduced to represent Phase 1B. A brief comparison between the previous layout and that now submitted has been made to identify the main areas of disparity:

	<b>St Modwen Layout</b>	<b>Bellway Layout</b>
No. Dwellings	126 dwellings	119 dwellings
Storey Height	2, 2.5 and 3 storeys	2, 2.5 and 3 storeys
Design Character	Contemporary	Traditional
Materials	Red brick, render and cladding	Red brick and render
Dwellings size	1 to 5 bedroom homes	1 to 4 bedroom homes

### ***Heritage***

- 2.2.4 Through the applications considered to date it has been established that there are no designated above ground heritage assets - conservation areas or listed buildings - within 1km of the application site. Furthermore, that the Uttoxter Town Centre Conservation Area is some 1.65 km distant to the east, whilst the nearest listed building at Grange Farm (Grade II) is some 1.1km away to the west. Given these separation distances, it should not be considered that the proposal will have an adverse impact on views into, or those out of designated areas, or affect any listed building or its setting.
- 2.2.5 With regard to archaeological value, the County Archaeologist has commented previously that the required level of archaeological evaluation and mitigation has been completed and that this has been 'signed off' for Phase 1 so therefore there are no further archaeological requirements in relation to this reserved matters application.

### ***Drainage***

- 2.2.6 The application site is situated in Flood Zone 1 and the Environment Agency has not previously raised any objections to residential development on the site. Detailed foul and surface water details will follow in due course under the requirements of the conditions of the outline approval and once the street arrangement has been agreed. At the outline stage no specific contaminated land concerns were raised in relation to the development of this area of the site that comprises former farmland.

## 2.3 Development Proposal

- 2.3.1 This Reserved Matters submission forms Phase 1C of the larger 50.7 ha development site relating to outline approval P/2013/00882 for a mixed-use. The proposed development will be accessed from the northern side of Bramshall Road and is a northern continuation of the approved Phase 1b residential development of 40 No houses. The proposed arrangement involves a net developable area of 2.8ha, providing a density of 42dw/ha.
- 2.3.2 The application is a reserved matters submission for the erection of 119 No. dwellings (including 18 affordable units), together with drainage and highways infrastructure, and including details of access, appearance, landscaping, layout and scale. The first phase of development as identified by the phasing plan at Appendix 2, was intended to accommodate up to 250 dwellings, which will not be exceeded through this development. Due to variations to the outline scheme, the land within the north-western area of phase 1 is likely to accommodate some social infrastructure and is not included within these residential layout proposals.
- 2.3.3 The residential accommodation proposed is comprised of:
- 4 No. one bedroom dwellings;
  - 28 No. two bedroom dwellings;
  - 65 No three bedroom units; and
  - 21 No. four bedroom dwellings.
- 2.3.4 Of the dwellings proposed, 18 will be affordable, made up of a mix of one, two and three bedroom units; including flats. The split between rental and shared ownership will be in accordance with the S106 requirements.
- 2.3.5 Thirty-four of the proposed dwellings and one of the apartment blocks will be accessed off the roads approved under Phases 1a and 1b with the remaining dwellings served off a northern extension of the link road either directly or off small cul-de-sacs. Accordingly, the proposed dwellings within Phase 1C are to be served off the approved link road, which already incorporates the necessary traffic calming measures.
- 2.3.6 The proposed dwellings are predominantly a mix of detached and semi-detached units, with smaller homes also provided in short terraces of three units and within two three storey apartment blocks. As such, the buildings are a mix of two and two and a half storey dwellings incorporating pitch roof designs, positioned fronting onto highways and areas of public open space. In terms of the proposed facing materials these comprise a mix of brick and render elevation finishes that reflect the existing intrinsic architectural character of Uttoxeter. A transitional design zone is provided alongside Phase 1B to merge the contemporary design of the approved phases into the more traditional Bellway designs. Further information regarding elevational design and finishes is provided in the accompanying Design & Access Statement.
- 2.3.7 The landscaping proposed as part of the scheme will include a new hedgerow to the eastern boundary along with individual trees on dwelling plots and within shared spaces. The scheme will result in the loss of small extent of existing hedgerows and a low quality mature tree.
- 2.3.8 The site arrangement has sought to take account of those trees identified for retention along the northern boundary and through the centre of the site as identified by the Outline Arboricultural



Report by FPCR and identified by plan 4348-A-07/A. Only one tree (T99 - Alder) is shown removed due to its Category C - Low Quality value and old age. Full details of tree works and protection will be provided in accordance with the requirements of condition 9 of the Outline Consent.

## **2.4 Conditional requirements**

2.4.1 The outline planning permission includes conditions in respect of technical issues and the content of reserved matter details. The reserved matters submissions relating to the outline consent must be submitted within 3 years of the decision notice, so by 13 November 2018. Development has to have been commenced within 2 years of the last reserved matters.

2.4.2 Condition 5 requires that details of phasing of the development be approved prior to development. This conditions has been discharged and the three general phases as detailed at Appendix 2 have been approved. The delivery of campaigns of housebuilding by individual developers within the identified phases is not restricted in any way by the permission. Therefore, the division of the first phase into multiple development areas is considered to be in accordance with the approved outline permission.

2.4.3 Condition 10 requires that a statement be submitted demonstrating compliance with the approved Design & Access Statement in respect of delivery of visual linkages to adjoining phases be submitted and approved. This has been sought to be discharged by St Modwen through submission P/2016/01775 made on 11 January 2017 and as yet undetermined. Alongside this submission St Modwen have also submitted details through P/2016/00615 in June 2016 that remain undetermined in respect of:

- Condition 9 - Tree and Hedge Protection;
- Condition 11 - Landscape Management Plan;
- Condition 12 - Open Space Strategy;
- Condition 18 – Biodiversity Enhancement;
- Condition 19 – Parks Farm Building recording;
- Condition 20 – Archaeological Work;
- Condition 23 – Construction Management Plan,
- Condition 24 – Southern Site Access details; and
- Condition 32 – Contamination and remediation investigations.

2.4.4 Other conditional requirements attached to the outline permission, such as flood mitigation measures, and ecological mitigation are incorporated within the site and dwelling designs. The proposed layout provides a minimum of 3 car parking spaces for the 4 bedroom properties provided in accordance with Condition 31; whilst single garages will be constructed to have a minimum internal dimension of 6.0m x 3.1m in accordance with Condition 30.

## 3 ENGAGEMENT

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### 3.1 Public Consultation

- 3.1.1 Extensive public consultation was undertaken prior to and during the course of the outline application' determination. St Modwen had engaged in an agreed process of community engagement in advance of submitting their previous residential applications including a leaflet drop and public exhibition held on 25th April 2013. Adverts were placed in local newspapers and emails were also sent to all those who had responded to the initial leaflet. A series of information boards were displayed providing background to the proposals and identifying the factors which have potential to impact on the surrounding area.
- 3.1.2 Through the consideration of the outline application and subsequent amendments of approved details; an overall masterplan has been developed and approved which should inform the delivery the homes through development trenches within the 3 main phases. It is a requirement of the outline consent to accord with this masterplan concept, that has been through rigorous public scrutiny to date.
- 3.1.3 The proposed arrangement of dwellings is considered to be in accordance with the Masterplan and design concept submitted at outline. As such extensive consultation with the wider public has not been considered to be necessary given the proposals are in accordance with the design requirements of the approved outline consent and related Masterplan.

### 3.2 Council Consultation

- 3.2.1 In order to produce and refine the design, Bellway Homes have met with the Local Authority and local Councillors on a number of occasions. This has been to ensure that the development delivers an acceptable high quality standard of dwelling; as well as agreeing a more traditional character of design and moving away from the contemporary finish incorporated in the initial phases. Originally a layout of 120 dwellings was proposed before modifications to reduce the layout to 119 dwellings.
- 3.2.2 Feedback received from the LPA identified the outline as a 'skeletal' approval, providing the overall framework for further applications to come forward alongside the discharge of conditions and reserved matter approvals. It was acknowledged by the Council Officers that the relevant approved phasing/link road details required by the Outline Approval and Section 106 Agreement were being accorded with so long as Phase 1 delivered no more than 250 dwellings (including 38 affordable units). Recent discussions relating to primary school delivery were also referenced, particularly in respected of the possibility of delivering a school as part of the Phase 1 development so that the requirements of the Section 106 could be provided for in good time. The residential layout as proposed does not include areas of Phase 1 that could contribute to school delivery in the future.
- 3.2.3 In relation to the draft Bellway proposals, the Council Officers commented that in overall terms the layout appeared to be of a higher level of density of dwellings per hectare that those approved for Phase 1A or 1B. Consequently, the buildings were closer together within the streetscape and car parking is more visually dominant. Specific plots were identified as visually dominant; compounded by an absence of any greenery/tree planting and such areas were amended to better

accommodate the apartment buildings and include landscaped grounds. To respond to Council concerns and prevent a street scene monotony or overly cramped arrangement, a varied mix of house types has been used; seventeen in total including seven house types along the main thoroughfare road. Detached buildings have been used to identify corner positions on the spine road, or visual stops, as well as present a looser arrangement around the apartment blocks. Unfortunately, the location of the Foul pumping stations and the related stand-off zone prevents buildings being positioned further back from the highway in this location.

- 3.2.4 Council concerns were also expressed in respect of the location and size of car parking facilities relating to the apartment blocks. To ensure the spaces relate as close as possible to the flat units the car parking spaces have been located to the side and rear with immediate access from the car parking areas into the buildings. This location of the spaces mean that they do not appear visually prominent within the street scene.
- 3.2.5 The massing of the proposed dwellings – with some up to three storeys in height was found to be acceptable due to its disposition to existing dwellings - ***‘having regard to the distances of separation and the fenestration proposed to the new dwellings, it is considered that the proposed dwellings would not have any significant overbearing, overshadowing or overlooking impacts that would be detrimental to the residential amenities of any existing dwellings. The development scheme is also considered to have an acceptable relationship in principle with the dwellings to be constructed as part of Phase 1a/1b, although any detailed drawings would need to demonstrate that there would be no overlooking from side/gable windows. The loss of any view from any existing property would not be a material planning consideration’.***
- 3.2.6 Furthermore, the site arrangement proposed was considered to provide an acceptable level of amenity for future residents, including provision of the necessary residential garden lengths. – ***‘It is considered that the proposed layout shows each new dwelling is sufficiently distant from both existing residential properties and proposed residential properties to avoid causing them unacceptable loss of light or privacy’.***
- 3.2.7 The submitted layout has also sought to address a number of layout and arrangement criticisms through the reorientation of buildings and detailing of the scheme landscape:
- Lack of pedestrian link to public open space provided in Phase 1B – *a pedestrian footpath has been incorporated linking to the open space through the shared surface alongside Plot 101/102 and then again linking through by plots 89 – 91;*
  - Preference for contemporary design approach of Phases 1A and 1B - *Requirements for visual transition area between the contemporary design features in place and more traditional Bellway design acknowledged and incorporated;*
  - Housing mix required more three bedroom properties – *The housing mix has been altered to reduce the number of 4No. bed units and increase the 3No. bed units by four. Further provision of 1 or 2 bedroom market properties in this location is not supported by sales patterns in the locality or demonstrated need. 5No. bedroom properties have not been introduced after review of market potential;*
  - Affordable dwelling clusters were deemed too large along frontage – *To respond the clustering of affordable homes has been restricted to clusters of 6 terrace units, with 3 on*

*either side of the street, clustering within the flatted buildings that form a design group and cluster of eight semi-detached units in the north of the site;*

- It is considered necessary that separation distances from the proposed pumping station and electricity sub-station to the respective dwellings be demonstrated to not give rise to levels of noise or smells that would be detrimental to future residential amenities. – *the necessary stand-off zone from the pumping station is identified on the layout plan and shown clear of residential dwellings and amenity space; utilised for car parking instead. The apartments blocks are positioned to screen the pumping station but are at a distance where noise will not be a nuisance. Windows to all habitable rooms throughout the development should have a minimum manufacturer's rating of Rw 31. All habitable rooms throughout the development should also be provided with proprietary wall or window mounted trickle vents to achieve background ventilation in accordance with the Building Regulations requirements.*
- Condition 30 of the outline permission requires that “any single garages shall have a minimum internal dimension of 6.0 metres x 3.0 metres” - *the garages proposed have taken these dimensions into account.*

## 4 NATIONAL PLANNING POLICY

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### 4.1 National Planning Policy Framework

- 4.1.1 Central Government has clarified in guidance within the National Planning Policy Framework (the Framework) that all development proposals that can be demonstrated to be sustainable forms of development should be considered favourably in the first instance with a presumption in favour of approval from Local Planning Authorities.
- 4.1.2 The Framework outlines the presumption in favour of sustainable development indicating that planning applications should be considered in accordance with the presumption where development plan policies are out of date. Where policies are up to date and conform with the Framework, it is expected that planning applications will be permitted where they conform with the development plan and no material considerations indicate otherwise.
- 4.1.3 The Framework explains that:
- “local planning authorities should make every effort to identify and meet the housing, business and other development needs of their areas, and respond positively to wider opportunities for growth...”***
- 4.1.4 When deciding whether to grant planning permission, local planning authorities:
- “should support enterprise and facilitate housing, economic and other forms of sustainable development”***.
- 4.1.5 There is therefore a clear emphasis on delivering development which will both stimulate the economy and deliver the needs of local communities. The outline planning consent has been found to accord with the objectives of the Framework and deliver sustainably located residential development.
- 4.1.6 The Framework identifies three dimensions to sustainable development: economic, social and environmental, which provide a holistic approach to development to help to deliver balanced communities. The delivery of this phase of the residential development will endeavour to provide the benefits identified through the outline permission relating to investment in the locality, additional spending power, construction employment and market stimulus; whilst social benefits will be provided through the S106 contributions and affordable housing delivery; and the development will successfully redevelop a green field site to provide new housing. The loss of the arable land and habitats on site are more than justified by the housing delivery, whilst the mitigation landscaping, tree planting and ecological mitigation provided within the site will deliver benefits to the environment. As this is a trench of a larger phase, it does not include any sizeable areas of open space or planting. Instead dominated by the delivery of new homes along the spine road and providing a residential development in accordance with the approved Masterplan.
- 4.1.7 The design of the buildings proposed will seek to incorporate ecological mitigation whilst utilising a fabric first approach to minimise energy consumptions; thus seeking to use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

## **4.2 Taking Planning Decisions**

- 4.2.1 Framework paragraph 168 states that local planning authorities should approach planning decisions in a positive way to foster the delivery of sustainable development. Paragraph 187 goes on to state that authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions for the area.
- 4.2.2 The Framework is a material consideration in decision taking from 27 March 2012 (paragraphs 196 and 212 refer) and the presumption in favour of sustainable development should be applied in this context (paragraph 197 refers).

## **4.3 National Planning Policy Guidance (NPPG)**

- 4.3.1 The advice of the Framework is expanded upon through the National Planning Policy Guidance which is provided through an online platform. The application of policy requirements, such as the assessment of site constraints are included. The guidance also advises that achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.
- 4.3.2 The National Planning Practice Guidance is clear that a clear design approach to development can achieve good quality schemes. The approved masterplan advocates a design approach for the site, based around a central spine road with residential development either side and small pockets of open space. The guidance also advises that although development's should experiment with architectural styles to create new attractive spaces; an ongoing reference to an area's existing character can promote the qualities of a local area.
- 4.3.3 The guidance also goes on to advise upon the importance of adopting a legible street hierarchy and identifying clear access thoroughfares when necessary. The Masterplan for the site very much adopts this approach with the central spine road and secondary and tertiary residential streets leading off it. The lowering of vehicles speeds is also advocated by the guide as a means of encouraging more sustainable forms of movement such as cycling and walking.
- 4.3.4 Design techniques to reduce crime are based upon a clear understanding of the local situation, which in this case requires the clear delineation of curtilages and public/private boundaries. The inclusion of natural surveillance over shared spaces and associated car parking areas has been a design requirement that has informed the final design layout.

## 5 DEVELOPMENT PLAN

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### 5.3 East Staffordshire Local Plan 2012-2031

5.3.1 The East Staffordshire Local Plan was adopted on 15 October 2015. The following Policies are considered relevant to the determination of this application:-

- SP7 : Sustainable Urban Extensions
- SP17 : Affordable Housing
- SP24 : High Quality Design
- DP1 : Design of New Development
- DP2 : Designing in Sustainable Construction
- DP7 : Pollution and Contamination
- DP8 : Tree Protection

5.3.2 The land to the West of Uttoxeter is allocated in the East Staffordshire Local Plan (Policy SP7) as a Sustainable Urban Extension (SUE). The Local Plan anticipates the development will comprise some 750 dwellings, 10 hectares of employment and associated works.

5.3.3 The Council's parking standards SPD sets out standards for different uses including space size, accessibility and the quantity of car parking spaces required for different uses.

5.3.4 Strategic Policy 16 states that residential development in the main towns and Strategic Villages shall provide an appropriate dwelling or mix of dwellings given the mix required in that part of the Borough according to the Council's evidence base or other evidence.

5.3.5 The Housing Choice SPD expects the following housing mix for locations in Uttoxeter:

- 1-bedroom homes (flats, houses or bungalows) 3%
- 2-bedroom homes (flats, houses or bungalows) 20%
- Housing for Older People 10%
- 2-bedroom houses 8%
- 3-bedroom houses 30%
- 4-bedroom houses 20%
- 5-bedroom houses 9%

5.3.6 Strategic Policy 16 states that all dwellings providing ground floor accommodation should meet Building Regulations 2010 Standard M4(2) relating to accessible and adaptable dwellings. Further guidance has been prepared setting out how this policy will be applied. The guidance states that

the standard will be expected on 10% of major applications. The standard should be applied to a range of properties and not just those larger properties.

- 5.3.7 Strategic Policy 17 of the Local Plan states that housing-led residential development that will provide 4 or more dwellings or on a site of 0.14 hectares or more shall provide up to 40% of affordable housing, however, in the case of the outline permission for this site (under application ref: P/2013/00882) the Section 106 Agreement specifically requires that a total of 38 No. affordable units be secured during the first development phase of 250 dwellings, which this scheme will contribute toward. Policy SP17 of the Local Plan states that affordable housing provision should be delivered across the site and not in clusters of more than 8 dwellings and the Housing Choice SPD provides guidance on the expected affordable housing mix of sites.



## 6 PLANNING ASSESSMENT

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### 6.1 Assessment

- 6.1.1 The land to the West of Uttoxeter is allocated in the East Staffordshire Local Plan (Policy SP7) as a Sustainable Urban Extension (SUE). The Local Plan anticipates the development will comprise some 750 dwellings, 10 hectares of employment and associated works.
- 6.1.2 Each of the proposed dwellings is provided with a private garden commensurate to the size of the dwellings proposed. The proposed layout achieves a satisfactory level of living conditions for future occupiers of the proposed dwellings. The siting of the proposed dwellings is such that they would not cause harm to the living conditions of existing properties with respect to privacy and outlook.
- 6.1.3 There is not one predominant architectural style in the vicinity of the application site. The principal materials of construction are brick walls with some render and pitched tiles roofs. The overall character is a mixture of houses of various styles and designs. It is submitted that the proposed residential development is respectful to, and consistent with, the character and appearance of the surrounding area.
- 6.1.4 The submitted application demonstrates a development that is of a standard that is respectful and consistent with the surrounding pattern of development and is entirely consistent with the objectives of Strategic Policy 7 of the East Staffordshire Local Plan and is consistent with the Master Plan and the supporting Design and Access Statement approved with the outline planning permission (P/2013/00882).

### 6.2 Design and Impact on the character and appearance of the area

- 6.2.1 The Framework attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 6.2.2 Strategic Policy 1 and 24 state that development proposals must contribute positively to the area in which they are proposed. The policy lists a number of criteria developments are expected to achieve including creating a sense of place, reinforcing character, reflecting densities and where possible minimise the production of carbon through sustainable construction.
- 6.2.3 Policy DP1 of the Local Plan re-iterates the design principles set by SP24 stating that development must respond positively to the context of the surrounding area, exhibit a high quality of design and be compliant with the East Staffordshire Design Guide. Policy DP2 of the Local Plan sets out expectations for development which ensure the design and delivery of low carbon buildings and energy improvements to existing buildings
- 6.2.4 The East Staffordshire Design Guide requires the design of development to demonstrate a strong, considered and sensitive response to its context. Design which is relevant to the site and wider context will be important, as this can support local distinctiveness.

6.2.5 The East Staffordshire Design Guide is equally applicable to the policy aspirations of SP24. It states that:

(a) Residential layouts should be designed with focus on the streets and spaces between dwellings rather than the individual buildings themselves – *The layout proposed is based upon the spine road arrangement of the Masterplan as well as street arrangement that has been enforced by the drainage easement to the attenuation pond;*

(b) The location of buildings in relation to streets should create interesting streetscapes including consciously arranged views and vistas within and out of the development – *views along the spine road have informed the site arrangement, locating the flat blocks at the first key turn in the spine road and then marking the route along the spine road with detached dwellings as notations. The southwest to north east route created due to the easement provides views across the adjoin pasture fields to the north;*

(c) Long straight and sweeping roads should be avoided with a preference for traffic calming inherent in the design of the development - *the route of the spine road is already approved so the layout has taken on board the linkages it provides and incorporated safe access points along its length;*

(d) Repetitive house types should be avoided – *Seventeen house types have been used to ensure adequate variance is provided;*

(e) The cramming together of large numbers of detached properties should be avoided – *large detached properties have been sited in spacious corner plots that help contribute to a sense of place and add articulation to the scheme landscape.*

(f) High proportions of frontage car parking will not be acceptable – *where possible car parking areas have been provided to the rear and side of buildings; such as with the terraced units and apartment buildings. These areas are not primary influenced on the main spine road street scene and will be addressed with home zone paving materials and landscaping to ensure they assimilate into the development. Car parking for individual dwellings has been provided through garaging and driveway spaces as approved within Phases 1A and 1B.*

6.2.6 The Borough Council's Design SPD sets out in paragraph 2.9 separation distances required within new development. It concludes that that there are no set standards specified in terms of separation distances between buildings. It is demonstrated through the site arrangement and layout of units that the proposed scheme provides each new dwelling with sufficient distance separation to its neighbours. There are no existing dwellings within the vicinity of the development that would be affected or over-looked by the arrangement proposed. Accordingly, existing and proposed dwellings would be afforded an acceptable level of light and degree of privacy. The scheme is therefore compliant with the provisions of Local Plan Policies DP1 and DP3.

6.2.7 Each of the proposed dwellings is provided with a private garden commensurate to the size of the dwellings proposed. The proposed layout achieves a satisfactory level of living conditions for future occupiers of the proposed dwellings. The siting of the proposed dwellings is such that they would not cause harm to the living conditions of existing properties with respect to privacy and outlook.

6.2.8 The proposed layout shows that 119 No. dwellings can be suitably accommodated on the site without compromising the reasonable amenities of their future occupiers, and allowing for

sufficient outdoor private amenity space and integrates satisfactorily with the existing and proposed adjoining built form again complying with the provisions of Local Plan Policy DP1 and DP3.

6.2.9 Detailed policy 2 aims for development to achieve high sustainability and environmental credentials adopted energy efficiency techniques and other standards where possible. The sustainability approach for this development is for the new housing to incorporate improved fabric energy efficiencies and passive systems. By improving the fabric energy efficiency of the new housing, the heating load will be reduced. The proposed development is therefore in line with Policy DP2 of the Local Plan.

### **6.3 Compliance with Outline Planning Consent**

6.3.1 This section will detail how the design principles of the Outline Planning permission have been adopted into the development of the designs submitted for phase 1C. The Outline Planning permission proposed a site Masterplan that responded the inherent and underlying site characteristics and inform the overall structure of the development layout. It is the arrangement of the Outline Masterplan and technical matters that have been granted approval which have informed the layout and arranged of this phase of the development.

6.3.2 During the consideration of the outline proposal the site was judged as providing the potential for a development that would integrate well with the existing residential areas of Uttoxeter. Through the permission, the site was identified as providing the opportunity to establish a sustainable development with both a physical and visual relationship to the town.

6.3.3 The design objectives established as achievable through the outline proposals related to:

- The promotion of high quality sustainable design that would create a 'place' that would be both safe and attractive;
- To make the most effective and efficient use of land;
- To provide a choice of housing size and tenure and contribute toward creating a viable mixed community, with affordable housing distributed throughout the scheme.
- To protect and extend the site's existing environmental features with new Green Infrastructure;
- To create an enduring high quality built form, public realm and landscape that responds to its setting and avoids pastiche architectural styles etc.

6.3.4 In broad terms, the street network is based around an irregular pattern of development blocks that was established through the outline masterplan. The layout has very much been informed by the spine road, location of the attenuation area and foul pumping station.

6.3.5 The use of landmark properties in corner positions as well as varying the extent of projection into the street has sought to contribute character along the spine road. The submitted layout also provides corner turner plots that enhance vistas and create feature points through the addition of gable details.

- 6.3.6 Analysis of the street character, built form and materials in the outline application design and access statement showed it is important that the development has some connection with the local character and place making.
- 6.3.7 The development has been carefully considered so that it will positively contribute to the site, surroundings and the wider town. The site has already been determined as ideally suited for housing and as is easily accessible for transport and services. The appearance of the development reflects the character of the context and has been designed to retain the natural feel of the site by utilising the existing landscape features and enhancing them. The scheme reflects the local character and meets all relevant policy requirements and we trust the Authority will support this application

## 7 RECOMMENDATIONS & CONCLUSIONS

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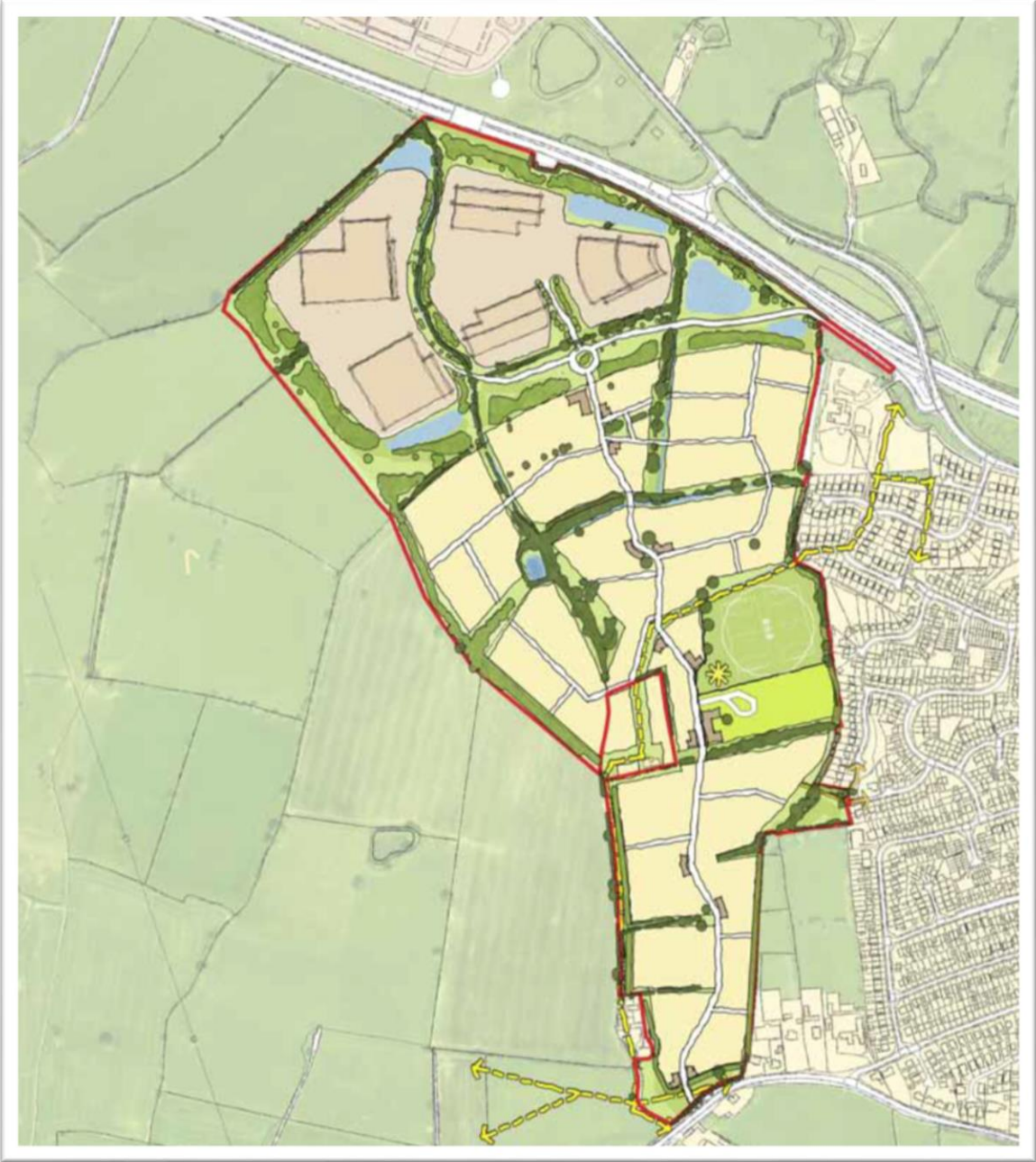
### 7.1 Reserved Matters

- 7.1.1 The proposed development is considered to represent sustainable development in terms of paragraph 7 of The Framework in so far as it is consistent with the economic, social and environmental roles of sustainable development. The proposal will deliver economic benefits in the form of construction jobs created through the building of new homes and the investment those new homes will bring in terms of supporting local services and facilities.
- 7.1.2 The proposed development will deliver affordable housing as some 18 affordable homes are to be provided and be managed by a Housing Association. Such affordable housing will be delivered without public subsidy in full accordance with the Council's policy. The overall provision of 119 dwellings on the site will contribute toward the Borough's 5-year housing supply as well as demonstrating delivery of sites relied upon.
- 7.1.3 In so far as the site is part of the West of Uttoxeter SUE, the site is evidently in an accessible location with facilities within Uttoxeter being easily reached by foot and by bicycle; the site enjoys full access to public transport. The proposed development thus meets the economic, social and environmental dimensions of sustainable development referred in paragraph 7 of The Framework and as such the proposed development enjoys support from the "golden thread" in favour of sustainable development which is advocated by The Framework.
- 7.1.4 The proposed development will help in the delivery of a wide choice of high quality homes, including provision for affordable housing, widening the opportunity for home ownership consistent with the objectives of The Framework (paragraph 50).

### 7.2 Recommendations

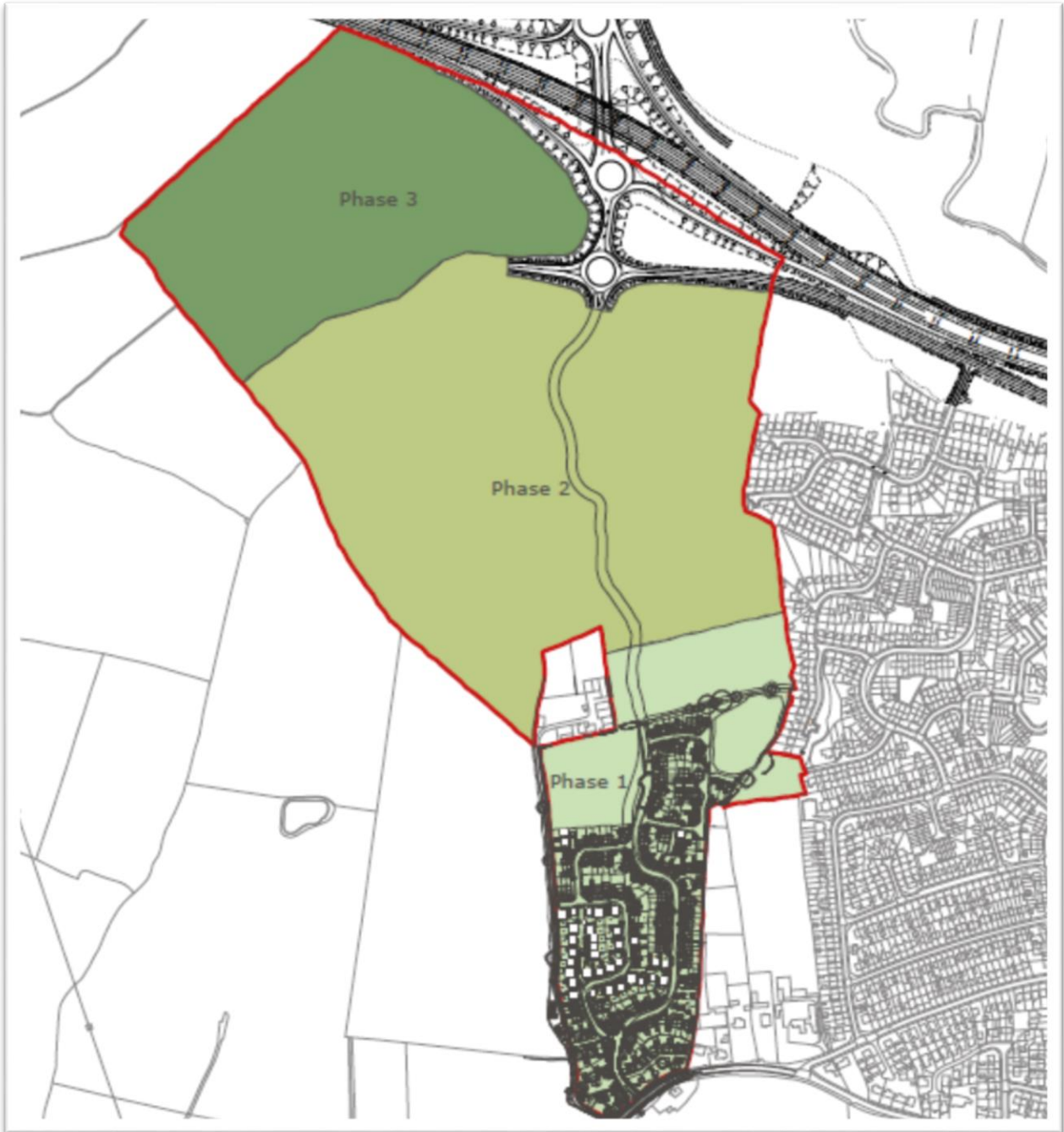
- 7.2.1 The approval of the proposed detailed design will assist the Council in securing the delivery of a significant number of houses at this strategic site, which will further reinforce the housing land supply at East Staffordshire. Delivery of residential development will also help to realise significant economic benefits to the Borough as well as ensuring that the West of Uttoxeter SUE is delivered in a timely manner.
- 7.2.2 The proposed development is wholly in line with the principles established by the outline planning permission P/2013/00882, it's supporting Master Plan and Design & Access Statement. The proposed development is also consistent with the Policies contained in the adopted Local Plan and those contained in The Framework relating to the provision of housing in sustainable locations. In these circumstances Reserved Matters approval should be granted.

# APPENDIX 1 – OUTLINE MASTERPLAN



## APPENDIX 2 – APPROVED PHASING PLAN

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## **Approved Phasing Strategy – Condition 5**

“The Phasing Plan (drawing number 14-K008) has been prepared to meet the requirements of Condition No. 5 of planning permission reference P/2013/00882. It should be emphasised that it does not necessarily represent a set of sequential phases for the development.

Phase 1 has already commenced with an access being constructed from Bramshall Road as it is the subject of a separate enabling development permission (reference P/2014/00677). A further detailed application for Phase 1A has also received consent (reference P/2014/00883) and comprises 58 dwellings. A reserved matters application comprising of 139 net additional dwellings (Phase 1B) has been submitted to East Staffordshire Borough Council. Phase 1c will comprise of 53 dwellings and will be subject to a separate application for the approval of reserved matters. Accordingly Phase 1 comprises 250 dwellings as per the Section 106 Agreement (paragraph 2.14) Currently in the layout design stage is the location of the First School which will be included within Phase 1.

It is anticipated that Phase 1 will deliver some 20 dwellings by the end of 2016 and is likely to yield some 50 dwellings per annum thereafter. It is thus anticipated that Phase 1 will be completed in 2021. Phase 2 will also be subdivided into two or three sub-phases will contain the remainder of the permitted dwellings, approximately 450 in total, although it should be noted that the actual Local Plan allocation is for 750 dwellings, and when the detailed layouts are prepared, the final capacity will be determined. Provision for the playing fields will also be made in Phase 2. On the basis of the anticipated build rates for Phase 1, Phase 2 should commence in 2021.

The retail area location has not been finalised but could be in either Phase 2 or 3 but is likely to be well related to the new A50 junction. Phase 3 will contain the Employment development of up to 10 hectares. It is possible that to coincide with the opening of the A50 junction a phase of mixed use development will be commenced from the northern end of the Site. Staffordshire County Council anticipates that the A50 junction at the northern end of the site will not be opened until the end of 2018. Consequently, it is anticipated that the opening of employment units within Phase 3 will coincide with the opening of the A50 junction.”



# APPENDIX 3 – PHASE 1B EASEMENT

